



CONDITIONAL USE PERMIT APPLICATION

Part I. General Information

Applicant
information:

Person's Name(s): Sherman Raschein

Firm Name (if any): _____

Relationship (check one): Owner Tenant Prospective Owner/Tenant Representing: _____

Mailing Address: 2017 Cherokee Dr City: Prairie du Sac State: WI Zip: 53578

Telephone: 608-770-0272 Fax: _____ e-mail: sherman@charter.net

Property owner
information:

Person's Name(s): Dan Meise

Ownership (check one): Individual Trust Partnership Corporation/LLC Other: _____

Mailing Address: 232 Mulberry St. City: Sauk City State: WI Zip: 53583

Telephone: 608-393-2862 Fax: _____ e-mail: _____

Parcel number or
legal description of
subject property:

028-0060-00000 & 028-0059-00000

Address or street
boundaries of
subject property:

S9891 US Hwy 12, Prairie du Sac, WI 53578

Current and
proposed use of
subject property
(check all
applicable uses,
and whether each
is a current use,
proposed use, or
both):

- multiple family residential—3+ unit building(s) (current use proposed use)
- mixed commercial/residential building(s) (current use proposed use)
- office/research (current use proposed use)
- retail/commercial services (current use proposed use)
- manufacturing/warehousing/contractor (current use proposed use)
- institutional use (current use proposed use)
- parking (current use proposed use)
- significant earth filling, excavating, grading (current use proposed use)
- other use: Storage Buildings (current use proposed use)

Summary of
proposed project
(attach pages as
necessary):

The project proposes to add a total of 11 single-story personal storage buildings.



Parcel Address or ID #: _____

Part II. Application Submittal Requirements

Along with this application, please submit a non-refundable conditional use permit application fee of \$275. Also, please submit one digital copy in an easily reproducible format (e.g., PDF) of all materials that are required to make a complete application. The Village Administrator may also require hard copies after you provide a digital copy. Except as the Village Administrator may otherwise allow, each complete application must include the following information:

- A map of the subject property showing all lands for which the conditional use permit is proposed, and all other lands within 300 feet of the boundaries of the subject property, together with the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds (unless waived by the Village Administrator). All lot dimensions of the subject property, a graphic scale, and a north arrow shall be provided.
- A written description of the proposed conditional use describing the type, duration, and density of activities, buildings, and structures proposed for the subject property and their general locations, along the reasons why the applicant believes the proposed conditional use is appropriate.
- A site plan of the subject property if proposed for development, conforming to all applicable requirements of Section 10-1-1307(c). If the conditional use will make use of existing site improvements, a site plan need only be of sufficient detail to confirm the portion of the site used by the conditional use.
- If the proposed conditional use is a "Large Retail and Commercial Service Development" as defined in Section 10-1-0302(p), all additional information required under Section 10-1-0605.
- Any of following additional information requested by the Zoning Administrator or Plan Commission:
 - Operational details that may affect municipal services such as average and peak utility usage, and average and peak traffic generation.
 - Operational details pertaining to potential nuisances such as hours of operation, outdoor storage, vibration, noise, air pollution, odor, glare, heat, fire and explosion, toxic and noxious materials, and hazardous materials as they relate to the performance standards of Article 8 of the zoning ordinance.
 - Details relating to exterior building, fence materials, lighting, or other improvements.
 - Possible future building and/or parking lot expansions.
 - Certified Survey Map of the property in cases where lot lines and public easements are unclear or require adjustment.
 - Any other information pertinent to adequate understanding of the intended use and its relationship to nearby properties and the Comprehensive Plan.



Parcel Address or ID #: _____

Part III. Comparison of Proposed Conditional Use Permit with Required Review Criteria (to be completed below or on an attached sheet)

- 1. Is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the Sauk Prairie Comprehensive Plan; the Village zoning ordinance; and any other plan or ordinance adopted or under consideration? Explain how, or why not. (Consult with Village Administrator as necessary on applicable plans.)

The project is low impact. It addresses the need for secure storage facilities with climate control.

- 2. Will the proposed conditional use in this location, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, the natural environment, traffic, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed? Explain how, or why not.

The proposed use will have low traffic volumes. Approx. 1 car per 100 rented units is expected to visit the site per day.

- 3. Will the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? How?

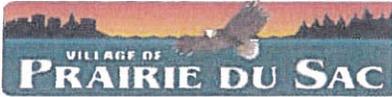
The proposed use is low impact and has a low building density.

- 4. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property? Explain how this has been evaluated.

All services are already located on site. The new development will not require utilities from the Village.

- 5. What are the public benefits of this proposal? Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use?

This project will provide gated, secured, and climate controlled storage facilities, which this area is lacking.



Parcel Address or ID #: _____

Part IV. Reimbursement for Development Review Services

The Village Planner, Village Engineer, Public Works Director, Village Attorney, and other Village staff and consultants may expend time in the administration, investigation, and processing of development review applications. In addition, the Village may retain the services of other professional consultants—including but not limited to landscape architects, architects, environmental specialists, and recreation specialists—in the investigation and processing of such applications.

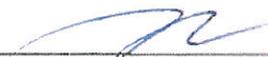
Reinforcing the requirements of Section 10-1-1318(d) of the Village zoning ordinance, the signing and submittal of this application or petition for development review shall be construed as an agreement to pay for professional consulting services associated with the administration, investigation, and processing of this application or petition. The Village Administrator shall retain sole discretion in determining when and to what extent it is necessary to involve one or more professional consultants in the review of each application or petition.

The Applicant shall be responsible for the costs for such professional consulting services. The Applicant shall pay such costs upon receipt of one or more invoices from the Village, following the execution of the development review services associated with the application. In the event the Applicant fails to pay such costs, the responsibility shall pass to the property owner, if different, under the same terms. Development review fees that are assigned to the Applicant or property owner, but that are not actually paid, may then be imposed by the Village as a special charge on the affected property.

Part V. Signatures

By signing and dating below, I/We:

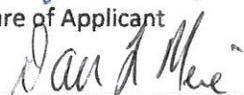
1. Reviewed and understand the Village of Prairie du Sac zoning ordinance and its standards of approval related to this application;
2. Read, understand, and accept my/our responsibilities under the reimbursement section above;
3. Submitted an application that is true, correct, and complete to the best of my/our knowledge;
4. Acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the subject property to inspect or gather information necessary to process this application;
5. Understand that all meeting dates are tentative and may be postponed by the Village for the reason of incomplete submittals or other administrative reasons;
6. If this application is approved, agree to abide by this application, approved plans, and required conditions associated with plan approval in the development of the subject property; and
7. Understand that the Village's zoning ordinance and/or the conditions of development approval may specify timeframes within which I/we must take certain actions related to the development of the subject property, or risk having the approval being nullified.



Signature of Applicant

11/30/20

Date



Signature of Property Owner (if different)

8/15/20

Date



CONDITIONAL USE PERMIT APPLICATION

Parcel Address or ID #: _____

Part VI. Record of Administrative Procedures *(to be completed by Village)*

- Verification that subject property within (check one): Village Town Extraterritorial Jurisdiction)
- Pre-application conference with Village Administrator or designee (optional)
Date of conference: _____ Participants: _____
- Pre-application conference with Village Plan Commission or Joint ET Committee (optional)
Date of Conference: 04/01/2019, 05/07/2018
- Application and required plans filed with Village
Date filed: 08/18/2020
Name of Village staff person who accepted application: A. Wildman
- Application fee of \$275 received by Village (non-refundable)
Date received: 08/24/2020
Name of Village staff person who accepted fee: J. Evert
- Application and submitted plans verified as being complete
Date verified: 08/26/2020
Name of Village staff person who verified application as complete: M. Roffers
- Notice of public hearing sent to owners within 300 feet, clerks within 1,000 feet, & newspaper
Date sent to nearby land owners and clerks: 08/27/2020
Date of first publishing in community newspaper: 09/03/2020
Date of second publishing in community newspaper: 09/10/2020
- Village Plan Commission or Joint ET Committee public hearing
Meeting date: 09/14/2020 (to be held within 45 days of complete application)
- Village Plan Commission or Joint ET Committee action taken
Meeting date: _____ (within 60 days after public hearing, or per extension)
Action (circle one): Approval as presented Approval with conditions Denial
- Applicant notified of Village Plan Commission or Joint ET Committee action
Date: _____
Name of Village staff person who notified Applicant: _____
- Village Administrator records conditional use permit with Register of Deeds

August 25, 2020

Joint Extraterritorial Zoning Committee (PdS)
355 Galena St.
Prairie du Sac, WI 53578

**SUBJECT: CONDITIONAL USE PERMIT (CUP) APPLICATION
HWY 12 SELF STORAGE
PRAIRIE DU SAC, WISCONSIN**

Committee Members:

The following written description of the proposed conditional use is being provided to further describe the project and its intent:

1. General Property Description: The proposed project includes creation of a (2) lot CSM from 36.2 acres of land owned by Dan Meise. Lot 2 (265,597 sq.ft., 6.1 acres) will be sold to Sherman Raschein for this project while the remainder, Lot 1 (1,309,693 sq.ft. 30.1 acres), will be retained by Dan Meise. Access to Lot 2 from Hwy 12 will be provided by a shared access easement through Lot 1 utilizing an existing access point on the north east corner of the property. Similarly, stormwater management for Lot 2 will be provided by an offsite shared easement area within Lot 1. It is understood by the applicant that a detailed site plan and CSM will be required in advance of building permit issuance.
2. Zoning: The existing property is currently zoned B-R Rural Business. Personal storage facilities are permitted within this zoning district as a conditional use. This property is well suited for development as a personal storage facility given that it does not require sewer and water utilities for development and the operational requirements and traffic created by the project are minimal.
3. Floor Area Ratio (FAR) Compliance: To meet FAR requirements of the B-R zoning district, the project proposes to seek a variance by allowing the use the offsite access and stormwater management easement areas within the calculation. Personal storage facilities inherently require a large building footprint to land area ratio. It is not economically feasible to reduce the FAR to the requirements of the zoning district without allowing a significant amount of outdoor storage. If this requirement was upheld, this project would be limited to the development of buildings 1-6 & 11 which would not generate enough income to make the project viable. Given that outdoor storage is not allowed or desired, I believe the proposed approach meets the intent of this zoning district by providing a development option that creates minimal traffic, requires minimal staff to operate and does not require sewer and water utilities.
4. Project Timeline and Phasing: The proposed timeline for the project is to obtain the necessary approvals this fall with construction commencing in the spring of 2021. The project would be constructed in (2) phases, pending market demand, with the initial phase including the Office and Buildings #1, 2, 6, 7, 8 & 11. Phase 2 would begin in the spring of 2022 and include the remaining buildings. Construction of each phase is anticipated to take ~3-6 months.
5. Access Approval from Hwy 12: An application/permit for connection to State Trunk Highway for this project was applied for in 2018 and approved by WDOT. It included improvement of the access to a Type C Side Road intersection. WDOT verbally approved the application for

commercial/industrial use with up to 200 trips per day. We are in the process of obtaining written documentation of the approval from WDOT and will provide when received.

6. Storage Unit Makeup & Target Market: The storage units will range in size from 5'x10' – 10'x30' units with approximately 50% of the units being climate controlled and 50% of the units being standard units. Maximum building size is proposed to be 11,700 sq.ft. Currently, there are no climate controlled and secured storage facilities in the Sauk Prairie market. Consumers have needed to travel outside of the area to find these facilities. As an owner of existing personal storage facilities in both the Baraboo and Waunakee areas, we have had several customers come to these facilities from the Sauk Prairie area due to the lack of existing suitable storage facilities.
7. Operation & Management Structure: The proposed facility will be fully fenced with keypad access, 24hr security and camera system. Each unit is secured an individual user provided lock. An onsite manager will also visit the site daily to operate and maintain the facility. The facility is setup for indoor storage only and the storage of animals, perishable items, odor producing materials, flammable or explosive materials, toxic or noxious materials, and hazardous materials are specifically not allowed by the rental contracts. Compliance with these requirements is enforced by the onsite manager and 24hr security footage. Customers are responsible for removal of their own trash. Dumpsters are not provided onsite.
8. Aesthetic Treatments: The proposed buildings will be architecturally designed steel buildings. Photos of other similar facilities will be provided. Landscaping areas will be provided on the east ends of select building foundations facing Hwy 12. In addition, other landscape features are proposed be provided on the east and west ends of the property to meet requirements. A ground mounted facility sign will be installed within the landscaped area on the east side of the property.

Sincerely,

Sherman Raschein



UNPLATTED LANDS
OWNER: PF12
PARCEL NO.: 028-0052-00000
23.5 ACRES

EXISTING GRAVEL
DRIVE TO BE
REMOVED

LOT 1, CSM 2989
OWNER: SAUK COUNTY
PARCEL NO.: 028-0052-10000
1.0 ACRES

UNPLATTED LANDS
OWNER: SAUK COUNTY
PARCEL NO.: 028-0057-00000
1.0 ACRES

SITE COVERAGES

LOT 2 AREA:	265,597 SF
BUILDING COVERAGE:	99,780 SF (37.6%)
IMPERVIOUS SURFACE COVERAGE:	194,846 SF (73.4%)
COMBINED AREAS (BLUE) (LOT 2, STORMWATER & ACCESS EASEMENTS)	406,647 SF
FAR RATIO: (COMBINED AREAS)	24.5%

CONSULTANT:
Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53678
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:

OVERALL SITE PLAN HWY 12 SELF STORAGE PRAIRIE DU SAC, WISCONSIN

SHEET TITLE:

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:

DRAWN BY	NED
CHECKED BY	AJO
PLOT DATE	8/25/2020
PROJECT NUMBER	15325
SET TYPE	PR6
SHEET NUMBER	C-101

© EDGE CONSULTING ENGINEERS, INC.

CONNECT TO EX. GRAVEL ACCESS DRIVE

POTENTIAL
RETAINING WALL

PROPERTY LINE

EXISTING ACCESS POINT #1

CULVERT

GRASS SWALE TO INLET

66' WIDE ACCESS EASEMENT

NEW PROPERTY LINE
PROPOSED ACCESS DRIVE

CURB & GUTTER ALONG EAST SIDE OF DRIVE

EXISTING PROPERTY LINE
TO BE REMOVED

70' WIDE ACCESS EASEMENT

UNPLATTED LANDS
OWNER: DAN MEISE
PARCEL NO.: 028-0059-00000
43.95 ACRES

LOT 1, CSM 6096
OWNER: DAN MEISE
PARCEL NO.: 028-0060-00000
30.00 ACRES

ACCESS DRIVE
STORMWATER
MANAGEMENT AREA

150'-0"

80'-0"

170'-0"

LOT 2 STORMWATER
MANAGEMENT AREA

NEW PROPERTY LINE

70' WIDE ACCESS EASEMENT

NEW PROPERTY LINE

LOT 2

OWNER: SAUK PRAIRIE MEMORIAL HOSPITAL
PARCEL NO.: 172-0803-22000
19.43 ACRES

LOT 1

EX. GRAVEL ACCESS DRIVE

NEW PROPERTY LINE

US HWY 12

RIGHT-OF-WAY

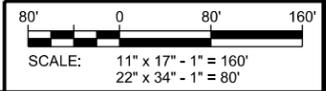
EXISTING ACCESS POINT #2

PROPERTY LINE

OWNER:
SAUK PRAIRIE TRAP & SKEET CLUB
PARCEL NO.: 028-0078-00000
40.00 ACRES

UNPLATTED LANDS
OWNER: DAN MEISE
PARCEL NO.: 028-0060-00000
30.00 ACRES

LOT 1, CSM 1175
OWNER: TOWN OF PRAIRIE DU SAC
PARCEL NO.: 028-0076-10000
1.42 ACRES



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